

Agenda

Planning Committee

Anderson Room, City Hall 6911 No. 3 Road Tuesday, November 18, 2014 4:00 p.m.

Pg. # ITEM

MINUTES

PLN-3 Motion to adopt the minutes of the meeting of the Planning Committee held on Tuesday, November 4, 2014.

NEXT COMMITTEE MEETING DATE

Wednesday, December 3, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING & DEVELOPMENT DEPARTMENT

1. AGRICULTURAL LAND RESERVE NON-FARM USE APPLICATION BY BRITISH COLUMBIA MUSLIM ASSOCIATION AT 12300 BLUNDELL ROAD (File Ref. No. AG 13-636059) (REDMS No. 4367461)

PLN-6

See Page **PLN-6** for full report

Designated Speaker: Wayne Craig

Pg. # ITEM

STAFF RECOMMENDATION

That the application by the British Columbia Muslim Association for a nonfarm use at 12300 Blundell Road to allow for the expansion of the existing mosque be endorsed and forwarded to the Agricultural Land Commission.

2. APPLICATION BY LI QIN CHEN FOR REZONING AT 10726 HOLLYBANK DRIVE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)

(File Ref. No. 12-8060-009196; RZ 14-663343) (REDMS No. 4408486)

PLN-23

See Page PLN-23 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9196, for the rezoning of 10726 Hollybank Drive from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

3. APPLICATION BY ORIS CONSULTING LTD./CITYMARK PROPERTIES FOR REZONING AT 5440 MONCTON STREET FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/A) (File Ref. No. 12-8060-009194; RZ 14-666142) (REDMS No. 4398541)

PLN-40

See Page PLN-40 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9194, for the rezoning of 5440 Moncton Street from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.

4. MANAGER'S REPORT

ADJOURNMENT



Minutes

Planning Committee

Date: Tuesday, November 4, 2014

- Place: Anderson Room Richmond City Hall
- Present: Councillor Bill McNulty, Chair Councillor Evelina Halsey-Brandt Councillor Chak Au Councillor Linda Barnes Councillor Harold Steves
- Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded That the minutes of the meeting of the Planning Committee held on Tuesday, October 21, 2014, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, November 18, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING & DEVELOPMENT DEPARTMENT

1. APPLICATION BY RAMAN KOONER AND AJIT THALIWAL FOR REZONING AT 9680 RAILWAY AVENUE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B) (File Ref. No. 12-8060-20-009181, RZ 14-660396) (REDMS No. 4381916) It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9181, for the rezoning of 9680 Railway Avenue from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

2. APPLICATION BY WESTERN GARDENIA GARDEN HOLDINGS LTD. FOR REZONING AT 7571 AND 7591 ST ALBANS ROAD FROM "SINGLE DETACHED (RS1/E)" TO "HIGH DENSITY TOWNHOUSES (RTH4)"

(File Ref. No. 12-8060-20-009189, RZ 14-658284) (REDMS No. 4204746 v. 4)

Discussion ensued regarding the sustainability features of the proposed development. Wayne Craig, Director, Development, noted that the proposed development is required to meet EnerGuide 82 standards and includes other sustainability features such as low VOC paints, high efficiency windows and energy efficient appliances.

In reply to queries from Committee, Mr. Craig advised that (i) the proposed development will have 16 units, and (ii) the applicant proposes to provide a cash-in-lieu contribution to address the indoor amenity space requirements.

Discussion ensued regarding the proposed development's green roof. Mr. Craig noted that the proposed landscaping plans will be detailed at the Development Permit stage. Staff were then directed to explore opportunities to expand the agricultural garden aspects of the proposed green roof.

Discussion then ensued with respect to the side yard setback and in reply to queries from Committee, David Brownlee, Planner 2, noted that the development will have variances to reduce the side yard setback and added that said variances will not impact traffic safety.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9189, for the rezoning of 7571 and 7591 St Albans Road from "Single Detached (RS1/E)" to "High Density Townhouses (RTH4)", be introduced and given first reading.

CARRIED

The Chair advised that the Gardens Development Access would be added to the agenda as Item No. 2A.

2A. THE GARDENS DEVELOPMENT ACCESS (File Ref. No.)

Discussion ensued with regard to access to the Gardens development along No. 5 Road. In reply to queries from Committee, Mr. Craig advised that access to the development includes a full movement signalized intersection along No. 5 road and a right-in, right-out access along Steveston Highway.

3. MANAGER'S REPORT

Small Builders Consultation Meeting

Mr. Craig briefed Committee on the consultation meeting with staff and small builders in the city, noting that the meeting was an opportunity to exchange information between building stakeholders.

Mr. Craig then spoke of staff meetings with the Urban Development Institute (UDI) regarding (i) affordable housing management, (ii) expansion of recycling programs, and (iii) various subdivision and strata title applications.

In reply to queries from Committee, Mr. Craig noted that staff regularly meets with UDI every two months. Mr. Craig added that concern regarding construction hours was not discussed at the most recent small builders' consultation meeting but the item can be added at a future meeting.

ADJOURNMENT

It was moved and seconded *That the meeting adjourn (4:06 p.m.).*

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, November 4, 2014.

Councillor Bill McNulty Chair Evangel Biason Auxiliary Committee Clerk



Report to Committee

To:	Planning Committee
From:	Wayne Craig Director of Development

 Date:
 October 29, 2014

 File:
 AG 13-636059

Re: Agricultural Land Reserve Non-Farm Use Application by British Columbia Muslim Association at 12300 Blundell Road

Staff Recommendation

That the application by the British Columbia Muslim Association for a non-farm use at 12300 Blundell Road to allow for the expansion of the existing mosque be endorsed and forwarded to the Agricultural Land Commission.

Wayne Craig Director of Development WC:mp Att.

REPORT CONCURRENCE CONCURRENCE OF GENERAL MANAGER the Errer

Staff Report

Origin

The British Columbia Muslim Association has applied to the City of Richmond for an Agricultural Land Reserve (ALR) non-farm use application at 12300 Blundell Road for permission to construct a two-storey, 555 m² addition (277.5 m² per floor) to the existing mosque and provide additional parking. The subject site is zoned Assembly (ASY) (Attachment 1).

Background – Historical Use of the Subject Site

The subject site is $19,329 \text{ m}^2$ (4.78 acres) and is located wholly in the Agricultural Land Reserve. The site has been owned and operated by the BC Muslim Association since the late 1970s for a range of activities including a mosque and school.

The entire site is currently used for institutional uses and there is no farming activity occurring on the property. There are seven buildings on the site with extensive paved surface and parking areas around the buildings (Attachment 2). The main building that contains the mosque and a school gym is located in the middle of the site, three buildings including an office for the imam and the burial society, two portables used as a storage and a library are located at the northwest corner of the site, and two school buildings and a portable used as a storage are located on the south portion of the site. The existing L-shape mosque is 911.6 m² in total area and was constructed in the early 1980s. The other six buildings were constructed throughout the 1990s.

Although the site has existing "Assembly (ASY)" zoning over the entire property and is not currently used for agricultural purposes, the Agricultural Land Commission (ALC) requires a non-farm use application for the proposed addition. Through the non-farm use application review process, the ALC will also ensure its records are updated to accurately reflect the current usage of the site.

Project Description

The proposed expansion is to provide a larger dedicated prayer space and a facility for funeral services. The proponent has indicated that the existing school gym located in the same building has been used for weekly congregational prayer but the space does not provide the ambience and acoustics required for a prayer space. The main building also contains a small room that is currently used for funeral services but the applicant has stated that this facility requires upgrading.

Although an increase in the traffic volume is not anticipated, 55 additional parking spaces are required for the addition under the Zoning Bylaw 8500 and the site plan shows that 75 additional spaces will be provided. The proposal complies with the Assembly (ASY) zoning and does not require any variance.

Findings of Fact

The non-farm use application requires consideration by Richmond City Council first. If the Council passes a resolution in support, the non-farm use application will be forwarded to the ALC. Should Richmond City Council not grant approval of the non-farm use proposal, the application will not proceed further. Once applications are forwarded to the ALC, it has the sole

decision making authority on the proposal: if approved, the application comes back to the City for a building permit. If denied, the application does not proceed any further.

A Development Application Data Sheet providing details about the development proposal is contained in Attachment 3.

Surrounding Development

The subject site is surrounded by properties contained in the ALR.

To the north: Directly to the north is a frontage road parallel to Blundell Road. Across Blundell Road is the Cornerstone Evangelical Baptist Church located on the front portion of the site at 12011 Blundell Road, which is split-zoned with "Assembly (ASY)" zoning on the westerly 110m and "Agriculture (AG1) on the rear (east) portion.

To the east: Across Highway 99, AG1-zoned properties contained in the ALR.

To the south: The rear portion of the property located at 8320 No. 5 Road. The site is currently vacant and is split-zoned with "Assembly (ASY)" on the westerly 110m and "Agriculture (AG1)" on the rear (east) portion.

To the west: The Fujian Evangelical Church located on the site at 12200 Blundell Road which is zoned "Assembly (ASY)". The property to the northwest at 12280 Blundell Road is currently zoned "Agriculture (AG1)" and contains a single detached house which is currently occupied by the imam of the mosque. The subject site also abuts rear portions of the properties fronting onto No. 5 Road. Four of the properties are split-zoned with "Assembly (ASY)" on the westerly 110m and "Agriculture(AG1)" on the rear (east) portion, and two sites at 8100 and 8160 No. 5 Road are currently zoned "Agriculture (AG1)".

Related Policies & Studies

2041 Official Community Plan (OCP)

The land use designation of the subject site is "Community Institutional" in the 2041 OCP and "Agriculture, Institutional and Public" in the McLennan Sub-Area Plan (Attachment 4). The development proposal complies with the existing OCP and Sub-Area Plan land use designations.

No. 5 Road Backlands Policy

The original No. 5 Road Backlands Policy was approved by Council in 1990 and was revised on March 27, 2000 (Attachment 5). The provision of this Policy allow for land uses permitted in the "Assembly (ASY)" zoning district on the westerly 110m (361 ft.) of properties on No. 5 Road and all proposals for lands subject to the Policy are required to enter into legal agreements as deemed necessary to require uses to farm activities on the backlands. Although the subject site is included in the No. 5 Backlands Policy area, the entire site was already zoned "Assembly (ASY)" at the adoption of the original 1990 Policy and was not subject to the Policy requirements.

Flood Plain Designation and Protection Bylaw 8204

The proposal must comply with the City's Flood Plain Designation and Protection Bylaw 8204.

Consultation

Agricultural Advisory Committee (AAC)

The AAC reviewed the proposal on July 18, 2013 (refer to Attachment 6 for an excerpt of the meeting minutes) and passed the following motion:

That upon review of the ALR non-farm use application at 12300 Blundell Road, the Agricultural Advisory Committee have no objections to the proposal involving a minor expansion to the main temple building.

Committee members commented that during special events and celebrations at this location, the temple congregation did a good job of directing traffic to and from the site.

Staff Comments

Transportation

The Transportation staff have reviewed the proposed on-site traffic components including off street parking and on-site bicycle parking and have no objection to the non-farm use application. The number of parking spaces provided on the site will exceed the required minimum parking spaces.

Environmentally Sensitive Area Designation

A sliver of the land at the southwest corner of the subject site has an Environmentally Sensitive Area (ESA) designation. The proposed addition and additional parking spaces do not encroach into the existing ESA, so no specific mitigation measures are required.

Riparian Management Area

A 15m-wide Riparian Management Area (RMA) exists along the site's east property line adjacent to Highway 99. Since the proposal does not involve any further encroachment into the RMA, no specific mitigation measures are required.

Analysis

The proposed addition is relatively minor and does not alter the current use of the property. As the site is already zoned "Assembly (ASY)" and designated for "Community Institutional" in the 2041 OCP, no OCP amendment and rezoning application are required. The proponent has provided a parking assessment to demonstrate that the number of parking provided on site both for the existing buildings and the addition will meet the parking requirement of the Richmond Zoning Bylaw 8500.

Financial Impact

None anticipated.

Conclusion

The non-farm use application is to construct a relatively minor addition to the existing mosque located on the site at 12300 Blundell Road. The proposed addition complies with all provisions of Assembly (ASY) zone and the parking requirements in the Zoning Bylaw 8500. Staff

recommend that the ALR non-farm use application at 12300 Blundell to expand the existing mosque be endorsed by Council and forwarded to the ALC.

6 Minhee Park

Planner 1

MP:cas

Attachment 1: Location Map

Attachment 2: Preliminary Site Plan

Attachment 3: Development Application Data Sheet

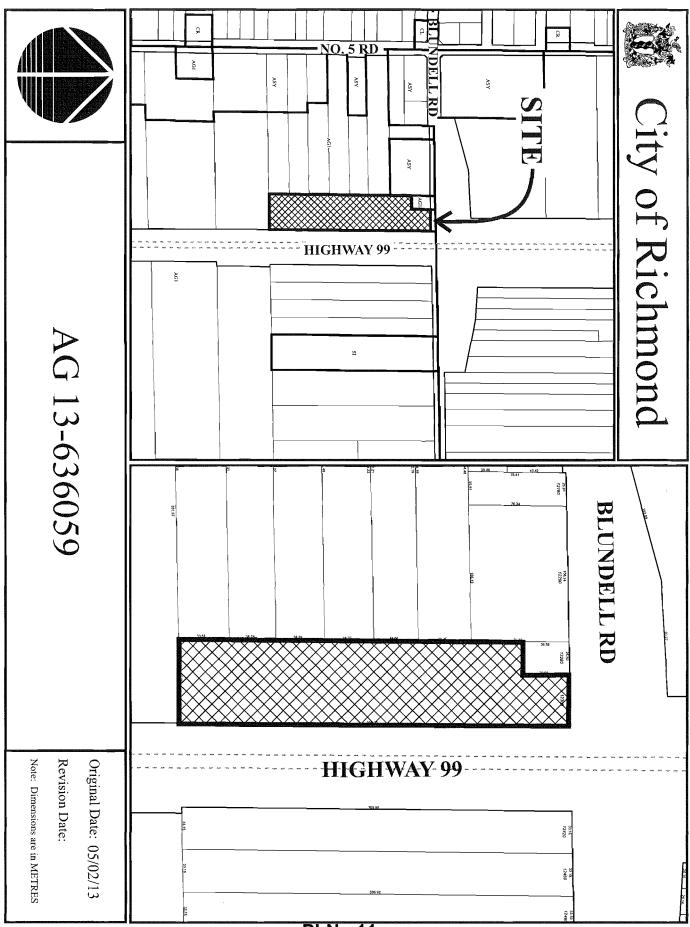
Attachment 4: East Richmond McLennan Sub Area Plan Land Use Map

Attachment 5: No. 5 Road Backlands Policy

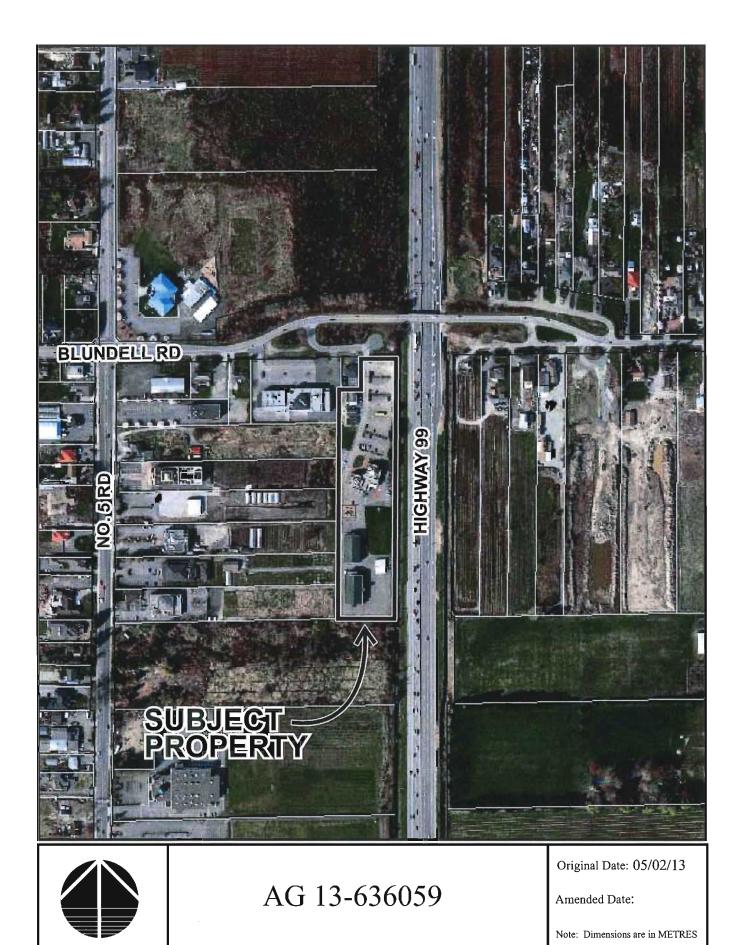
Attachment 6: Excerpt of July 18, 2013 Agricultural Advisory Committee Meeting Minutes

Attachment 7: Non-Farm Use Application Development Considerations

ATTACHMENT 1

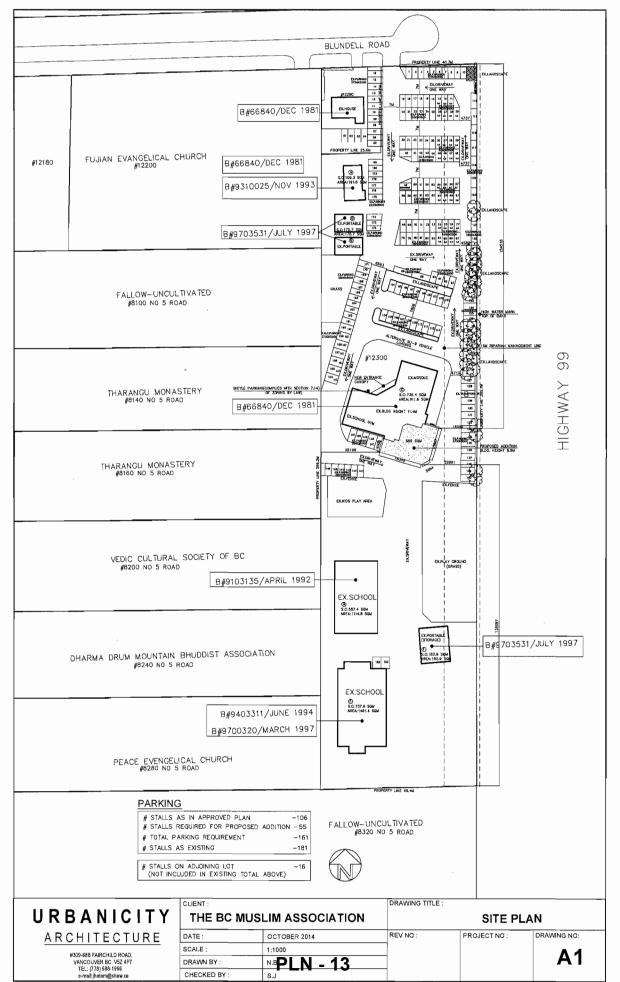


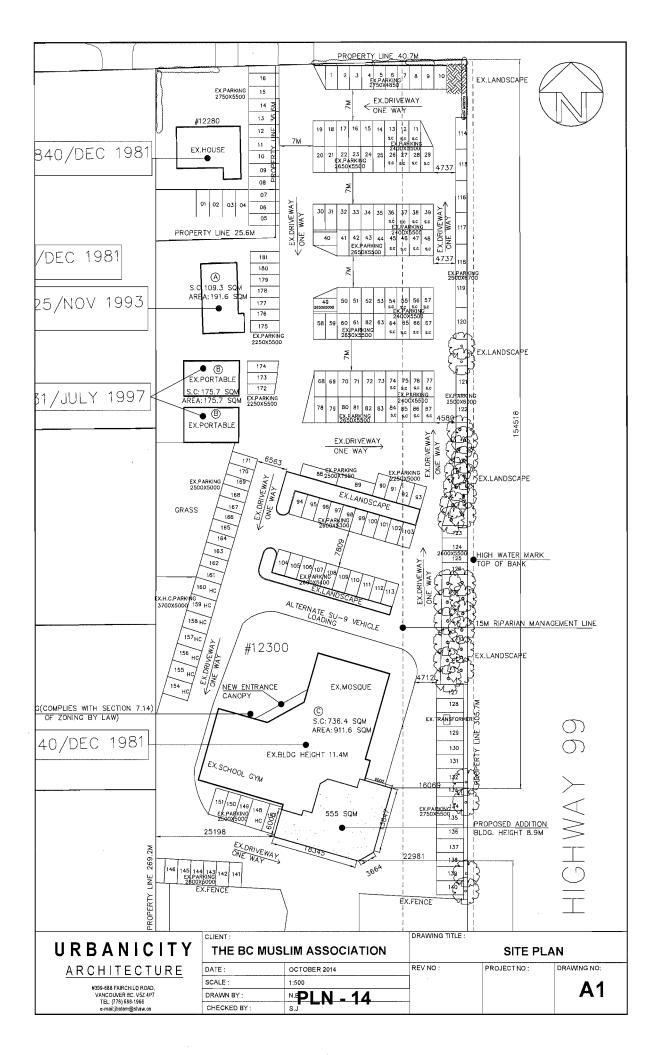
PLN - 11



PLN - 12

ATTACHMENT 2







Development Application Data Sheet

Development Applications Division

AG 13-636059

Attachment 3

Address: 12300 Blundell Road

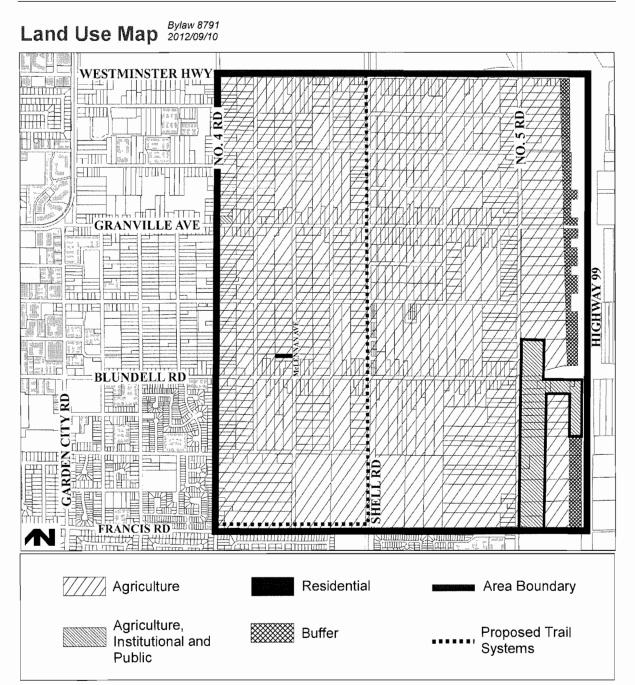
Applicant: British Columbia Muslim Association

Planning Area(s): East Richmond – McLennan Sub Area

	Existing	Proposed
Owner:	British Columbia Muslim Association	No change
Site Size (m ²):	19,329 m ²	No change
Land Uses:	Existing Assembly, Elementary Schools and Kindergarten	No change
OCP Designation (General):	Community Institutional	No change
McLennan Sub Area Plan Designation:	Agriculture, Institutional and Public	No change
Zoning:	Assembly (ASY)	No change
Other Designations:	15 m Riparian Management Area along west property line; ESA	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.5 FAR	0.24 FAR	none permitted
Lot Coverage – Building:	Max. 35%	13 %	none
Setback – Front Yard (m):	Min. 6 m	154 m	none
Setback – East Side Yard (m):	Min. 7.5 m	16.1 m	none
Setback – West Side Yard (m):	Min. 7.5 m	25.2 m	none
Setback – Rear Yard (m):	Min. 7.5 m	136 m	none
Height (m):	12 m	8.9 m	none
Off-street Parking Spaces –Total:	161 stalls (Existing 106 stall + 55 stalls for the addition)	181 stalls	none

City of Richmond





City of Richmond

Policy Manual

<u></u>			
Page 1 of 3		Adopted by Council: Mar. 27/00	POLICY 5037
File Ref: 4105-	04	NO. 5 ROAD BACKLANDS POLICY	
	Y 5037 : Juncil po	: blicy that:	
1.		ea outlined in bold lines as "Area Proposed for Public and Instituti- panying plan dated 01/24/00 may be considered for non-farm use	
2.	≻ "As≻ Cer	bes of non-farm use which may be considered are: sembly District" uses, and rtain "School / Public Use District" uses (i.e., public park, public re nicipal works, health and safety measures, community use).	ecreation facility,
3.	uses is	nount of land on each property which may be developed for app limited to the westerly 110 m (360.892 ft) for properties fronting of maining back land portion of each property shall be retained for fa	nto No. 5 Road.
	THE IEI	maining back land portion of each property shall be retained for la	ini use only.
4.	Satisfa approv	ctory sanitary sewage disposal is required as a condition of Dev al.	elopment Permit
5.	to achi regiona	ue to strive for a partnership approach, with back land owner prep ieve farming, but allow for a limited infrastructure component (al and on-site drainage, irrigation or access roads), where a f nent is not practical.	e.g., little or no
6.	and ad	irrent moratorium on non-farm use approvals (initiated by the La lopted by Council in February, 1996) should be retained and ma ual lot basis for owners who:	
	b) exp c) con d) co- farr e) con land	pare farm plans; blore farm consolidation; nmit to do any necessary on-site infrastructure improvements; operate as necessary to remove constraints (e.g., required i ming the back lands, in partnership with others; and nmit to legal requirements as may be stipulated by Council to act d uses (e.g., farming the back lands). dertake active farming of the back lands.	
7.		llowing procedure will apply when considering applications for no bly District rezoning.	on-farm use and



City of Richmond

Policy Manual

Page 2 of 3	Adopted by Council: Mar. 27/00	POLICY 5037
File Ref: 4105-04	NO. 5 ROAD BACKLANDS POLICY	

Approvals Procedure Proponent applies to City and Commission for non-farm use approval. Commission reviews proposal and may give approval in principle for non-farm use based

- on the proponent:
- preparing an acceptable farm plan;
- entering into a restrictive covenant;
- providing a financial guarantee to farm; and
- agreeing to undertake active farming first

Proponent undertakes active farming based on the approved farm plan.

Commission gives final approval for non-farm use.

Proponent applies to City for rezoning of site to Assembly District (ASY).

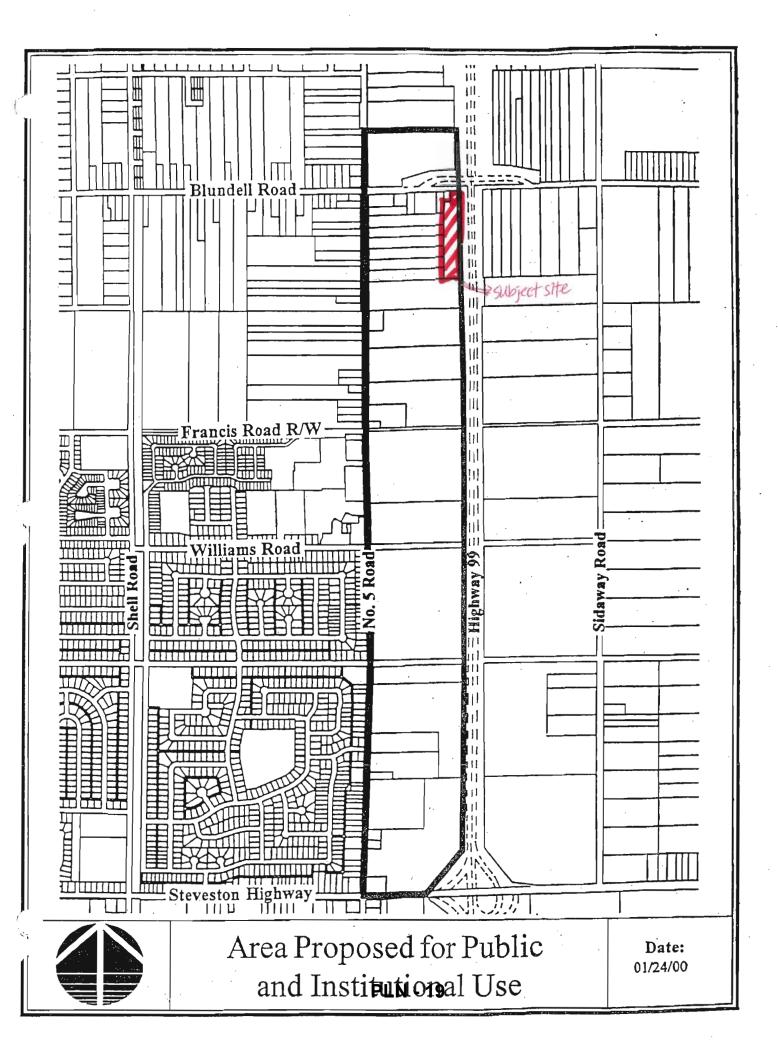
City approves rezoning application after proponent meets all City requirements.

Amendments to the above policies

If either the City or the Land Commission intends to amend any of the above procedures, the initiating party will advise the other party of this intent and seek comment on the proposed amendments prior to concluding any approvals.

Co-ordination of review process

The City and the Commission will co-ordinate efforts when reviewing applications for non-farm use, in order to ensure that the interests of each party are addressed. This co-ordinated effort will be done prior to granting any approvals.



2

Agricultural Advisory Committee Meeting July 18, 2013 Minutes

There were general questions about the implementation of the farm plan and what other requirements the City would typically require for these types of proposals. Staff highlighted that bonds would typically be secured to ensure implementation of the farm plan and required landscape buffering. Furthermore, legal agreements would be secured to restrict development on the remaining backlands to farming only.

There were questions on the upcoming application and approval process. As the proposed land uses are considered interim until the temples ultimate development plans come forward, this specific land use application approach (and subsequent rezoning) will only be permitting the requested interim uses. Additional temple development will require approval through another ALR non-farm use and resoning application.

The AAC moved and seconded the following motion:

That the ALR non-farm use application at 8160 No. 5 Road be endorsed by the AAC, subject to:

- Consolidation of 8160 and 8140 No. 5 Road into one development parcel.
- Securing the appropriate legal agreement to ensure no temple related development beyond what is permitted in the City's policy.
- No further fill activities or pre-load materials be brought or placed on the remaining agricultural portions of the subject site that do not directly support farming.

Carried Unanimously.

The proponent (Lyle Weinstein) addressed Committee members and outlined the Montessori program's farming component.

3. Development Proposal (ALR non-farm use application) – 12300 Blundell Road

Staff noted that the applicant is proposing to build a small extension to the existing main mosque temple (372 sq. m or 4,000 sq. ft.) to accommodate the needs of the growing congregation. A brief history of the subject site and temple development was provided noting that the initial temple and supporting accessory buildings were approved by the ALC in the late 1970's, with construction of the facilities being completed in the early 1980's. The subject site is zoned entirely for Assembly (ASY) purposes; therefore, no rezoning application is required if the ALR application is approved.

When the City was developing the associated No. 5 Road Backlands policy in the early 1990's, the consultant report confirmed that the site had already been zoned for Assembly (ASY) purposes (including on-site temple development) and there had been no legal agreements to farm any portions of the subject site as part of the ALC's approval.

Currently, the subject site contains a main temple assembly hall and other buildings associated with a school with the proponents and other supporting uses (administrative buildings; off-street parking; school yard). The proponent has confirmed with the ALC that Agricultural Advisory Committee Meeting July 18, 2013 Minutes

an ALR non-farm use application is required for the expansion to the main temple hall. This application will also request approvals for existing buildings already constructed in order to update the ALC's file on permitted development on the subject site. As noted previously, given the history of assembly zoning and no requirements to farm on the site, no farming is proposed as part of this development.

In response to questions from the Committee, staff confirmed that the proposal was able to accommodate the required off-street parking for the proposed expansion to the main temple building. Committee members commented that during special events and celebrations at this location, the temple congregation did a good job of directing traffic to and from the site.

The AAC moved and seconded the following motion:

That upon review of the ALR non-farm use application at 12300 Blundell Road, the Agricultural Advisory Committee have no objections to the proposal involving a minor expansion to the main temple building.

Carried Unanimously

3

4. Medical Marihuana Production in the ALR

In conjunction with recent changes to Federal regulations relating to the licensing and production of medical marihuana and an information bulletin published by the ALC about medical marihuana production in the ALR, staff is requesting feedback and comments from the AAC on this land use issue in Richmond. The following background information was provided by City staff.

- The Federal government has implemented regulations intended to phase out the previous program allowing for the production and distribution of medical marihuana to those in medical need and implement a new regulatory process and commercial industry under the Marihuana for Medicinal Purposes Regulations (MMPR).
- The MMPR involves a shift from medical marihuana being provided by licensed individuals (often in private residences) to a commercial industry where the regulations and issued licenses will ensure access to quality controlled marihuana for medical purposes, produced under secure and sanitary conditions.
- Based on a review of the Federal regulations, staff identified that commercially licensed producers of marihuana for medical purposes will be contained in fully enclosed secured buildings that also are involved in secondary, processing, storage, packaging, office/administration and shipping/distribution functions.
- The ALC has recently published an information bulletin entitled "Medical Marihuana Production in the Agricultural Land Reserve". This bulletin confirms that an individual/company who is lawfully sanctioned to produce medical marihuana for commercial purposes, the farming of the plant is considered a permitted farm use under the ALC act.



Non-Farm Use Development Considerations

Development Applications Division

6911 No.3 Road, Richmond, BC V6Y 2C1

Address: 12300 Blundell Road

File No: AG13- 636059

Prior to issuance of the Building Permit for the proposed addition, the developer/proponent is required to complete the following:

1. Confirmation of ALC approval of the non-farm use application.



Report to Committee

Planning and Development Department

To:Planning CommitteeFrom:Wayne Craig
Director of Development

Date: November 5, 2014 File: RZ 14-663343

Re: Application by Li Qin Chen for Rezoning at 10726 Hollybank Drive from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9196, for the rezoning of 10726 Hollybank Drive from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

'Craig

Director of Development

AY:blg Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing		he Energ

Staff Report

Origin

Li Qin Chen has applied to the City of Richmond for permission to rezone the property at 10726 Hollybank Drive from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone to allow subdivision of the property into two (2) lots; each approximately 16 m wide and 526 m² in area. An existing two-storey dwelling will be demolished to accommodate two (2) single-detached dwellings. A map and aerial photograph showing the location of the subject site is included in Attachment 1. A preliminary subdivision plan is provided in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

Surrounding Development

- To the north, are lots zoned "Single Detached (RS1/E)" fronting Lassam Road. Northwest of the subject site is James McKinney School and Park.
- To the east, is a lot zoned "Single Detached (RS1/B)". Originally part of the subject site, this lot was rezoned and subdivided into a separate property in 2004-2005. A development variance was approved to modify the required side yard setback of the existing house on the lot from 2 m to 1.7 m to accommodate the subdivision.
- To the south, directly across Hollybank Drive, are lots zoned "Single Detached (RS1/E)".
- To the west, are lots under Land Use Contract No. 101 fronting Hollybank Drive.

Related Policies & Studies

2041 Official Community Plan (OCP) and Steveston Area Plan

The Official Community Plan (OCP) designation of the subject site is "Neighbourhood Residential" (NRES). The Steveston Area Plan designation of the subject site is "Single Family". The proposed rezoning and subdivision is consistent with the OCP and Steveston Area Plan land use designations.

Single-Family Lot Size Policy 5420

The subject site is located in an area bounded by Lot Size Policy 5420, which was adopted by Council on October 16, 1989 and amended on August 17, 1992. A separate portion of the Lot Size Policy pertaining to properties fronting both sides of Lassam Road was adopted by Council on August 21, 1995 (see Attachment 4). The policy covers the area generally bounded by Steveston Highway, Railway Avenue, Williams Road and the rear of the properties located along

No. 2 Road. The proposed redevelopment is consistent with Lot Size Policy 5420, as it permits the subject site to rezone and subdivide in accordance with the provisions of the "Single Detached (RS2/B)" zone.

Affordable Housing Strategy

For single-family rezoning applications, Richmond's Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of \$1.00/ft² of total building area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a contribution of \$1.00 per buildable square foot of the single-detached dwellings (i.e., \$5,897) to the City's Affordable Housing Reserve Fund in-lieu of providing a legal secondary suite in a dwelling on one (1) of the two (2) lots proposed at the subject site. The cash-in-lieu contribution must be submitted prior to final adoption of the rezoning bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the rezoning bylaw, the City will accept a proposal to build a secondary suite on one (1) of the two (2) future lots on the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

Public Input

City staff have not been notified of any concerns from the public regarding the proposed redevelopment in response to the rezoning information sign installation on the subject site.

Staff Comments

Background

The subject site is located on the north side of Hollybank Drive, in between Hollymount Drive and Lassam Road, in a primarily residential area in the Steveston neighbourhood. The site was involved in a redevelopment process in 2004-2005, in which the corner lot at Lassam Road and Hollybank Drive was rezoned to the "Single Detached (RS1/B)" zone and subdivided from the subject site. A Development Variance Permit was granted to modify the required side yard setback of the existing house on the corner lot from 2.0 m to 1.7 m in order to accommodate the redevelopment.

The area surrounding the subject site consists mainly of single detached dwellings and has undergone limited redevelopment in the recent past through rezoning and subdivision.

Trees and Landscaping

A Certified Arborist's Report and Tree Retention Plan was submitted by the applicant. The report identifies one (1) bylaw-sized tree on-site recommended for removal and six (6) bylaw-sized trees (one (1) located on-site and five (5) located on neighbouring property) recommended for retention. A proposed Tree Retention Plan is provided in Attachment 5.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted an on-site visual tree assessment, and concurs with the Arborist's recommendations as follows:

- One (1) Norway spruce tree (28 cm DBH) located on-site along the north property line (Tag# 475) is in good condition and should be retained and protected.
- One (1) Cherry tree (29 cm DBH) located on-site at the northeast corner (Tag# 476) has been previously topped and is in poor condition. This tree is not a good candidate for retention and should be removed and replaced.
- The following five (5) trees located on neighbouring property near the west property line of the subject site (Tag#'s A, B, C, D and E) are to be protected as per the City of Richmond Bulletin TREE-03.
 - Tag A: One (1) Norway maple tree (41 cm DBH)
 - Tag B: One (1) Norway spruce tree (approximately 33 cm DBH)
 - Tag C: One (1) European birch tree (approximately 24+24+24 cm DBH)
 - Tag D & E: Two (2) Cherry trees (28 cm and 43 cm DBH)

Tree protection fencing is to be installed to City standard around the drip lines of Tree Tag# 475 located on-site and Tree Tag# A located on neighbouring property. Tree fencing is to be installed to City standard and in accordance with the City's Bulletin TREE-03 prior to demolition of existing buildings and must remain in place until all construction and landscaping works are completed on-site.

According to the Arborist's Report, Trees Tag# B, C, D and E will not require on-site protection measures as a concrete footing located at the west property line of the subject site restricts tree root growth within the neighbouring property. However, if the concrete retaining wall is to be removed during future development stages, the project Arborist will be required to provide on-site supervision and direction to protect the trees, as noted in the proposed Tree Retention Plan in Attachment 5.

A contract must be entered into between the applicants and a Certified Arborist for the supervision of any works conducted within close proximity to the tree protection zones. The contract must include the scope of work to be undertaken, including the proposed number of site monitoring inspections and a provision for the Arborist to submit a post-construction impact assessment to the City for review.

To ensure the protection of Tree Tag# 475 located on-site, the applicant must submit a security in the amount of \$1,000 prior to final adoption of the rezoning bylaw. Following completion of

construction and landscaping activities on-site, the security will not be released until the applicant has submitted the post-construction impact assessment for review.

Consistent with the 2:1 tree replacement ratio specified in the OCP, as well as Council Policy 5032 – Tree Planting (Universal), the applicant has agreed to plant three (3) new trees on the subdivided properties (two (2) on the proposed west lot, one (1) on the proposed east lot). The replacement trees must be a minimum size of 6 cm deciduous caliper or 3.5 m high conifer. Suitable replacement tree species include the Paperbark Maple (*Acer Griseum*), Kousa Dogwood (*Cornus kousa*) and Purple Giant Filbert (*Corylus maxima var. Pupurea*). Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscaping Security to the City in the amount of \$1,500 (\$500/tree) to ensure that the three (3) replacement trees are planted and maintained on-site.

Flood Management

Prior to final adoption of the rezoning bylaw, the applicant is required to register a Flood Indemnity Covenant on Title. The flood construction level is a minimum of 0.3 m above the highest elevation of the crown of Hollybank Drive.

Existing Utility Right-of-Ways (ROW)

An existing 3 m-wide utility right-of-way (ROW) runs north-south along the west property line of the subject site (Plan No. 55150). A second existing 3.5 m-wide utility ROW runs west-east along the south property line of the subject site (Plan No. BCP20578). Both existing utility ROW's will remain.

Site Servicing and Vehicle Access

There are no site servicing concerns with the proposed rezoning.

Vehicle access to both proposed lots will be from Hollybank Drive. New driveway locations and any paved driveways and walkways must not conflict with proposed servicing connections or the existing BC Hydro pole located at the southeast corner of the subject site.

Subdivision and Future Development Stage

At Subdivision stage, the applicant will be required to pay servicing costs.

At Building Permit Stage, the applicant will be required to complete the following service connection works through a work order:

Water Works:

• Using the OCP Model, there is 166 L/s of water available at 20 psi residual at the Hollybank Drive frontage. Based on the proposed rezoning, the site requires a minimum fire flow of 95 L/s. Once the applicant has confirmed the building design at the Building Permit stage, the applicant must submit fire flow calculations signed and sealed by a

professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow.

• City to install a new meter on the existing 25 mm diameter water connection near the southeast property corner for the east lot, and install a new 25 mm diameter connection complete with a meter box near the property line within the sanitary ROW for the west lot. New meter box must be placed on the grass boulevard outside of the private fence at a minimum of 1 m away from driveways and paved walkways.

Storm Sewer Works:

• City to cut and cap the existing storm service connection at the inspection chamber (IC) near the southwest property corner, and install two (2) new service connections with a new IC at the common property line and tie-in to the existing storm sewer along Hollybank Drive.

Sanitary Sewer Works:

• City to remove the existing sanitary IC at the southwest corner of 10611 Lassam Road, and install a new IC and a new service connection for the east lot of the proposed subdivision, and reconnect service for 10611 Lassam Road to the new IC.

Analysis

The proposed rezoning and subdivision would comply with the OCP and Steveston Area Plan land use designations. It is also consistent with the single-family character of the surrounding neighbourhood and the provisions of Lot Size Policy 5420, which allow the subject site to rezone and subdivide in accordance with the provisions of the "Single Detached (RS2/B)" zone.

Financial Impact or Economic Impact

None.

Conclusion

The rezoning application to permit subdivision of an existing lot into two (2) smaller lots zoned "Single Detached (RS2/B)" is consistent with the applicable policies and land use designations outlined within the Official Community Plan (OCP), and with the Richmond Zoning Bylaw No. 8500.

The applicant has agreed to the list of rezoning considerations (signed concurrence on file) included in Attachment 6.

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9196 be introduced and given first reading.

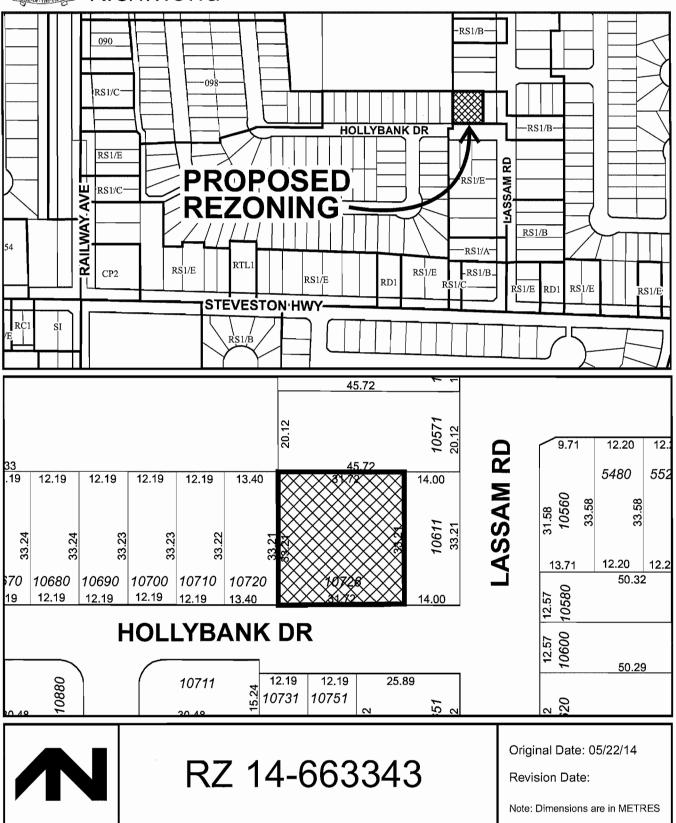
Andrew Yu Planning Technician (Temp) (604-204-8518)

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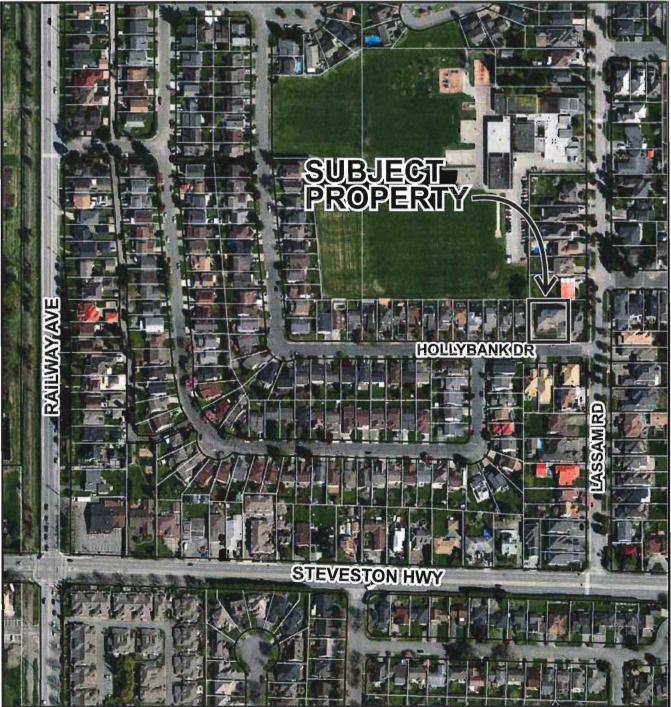
Attachment 1: Location Map and Aerial Photograph Attachment 2: Preliminary Subdivision Plan Attachment 3: Development Application Data Sheet Attachment 4: Single Family Lot Size Policy 5420 Attachment 5: Proposed Tree Retention Plan Attachment 6: Rezoning Considerations

ATTACHMENT 1









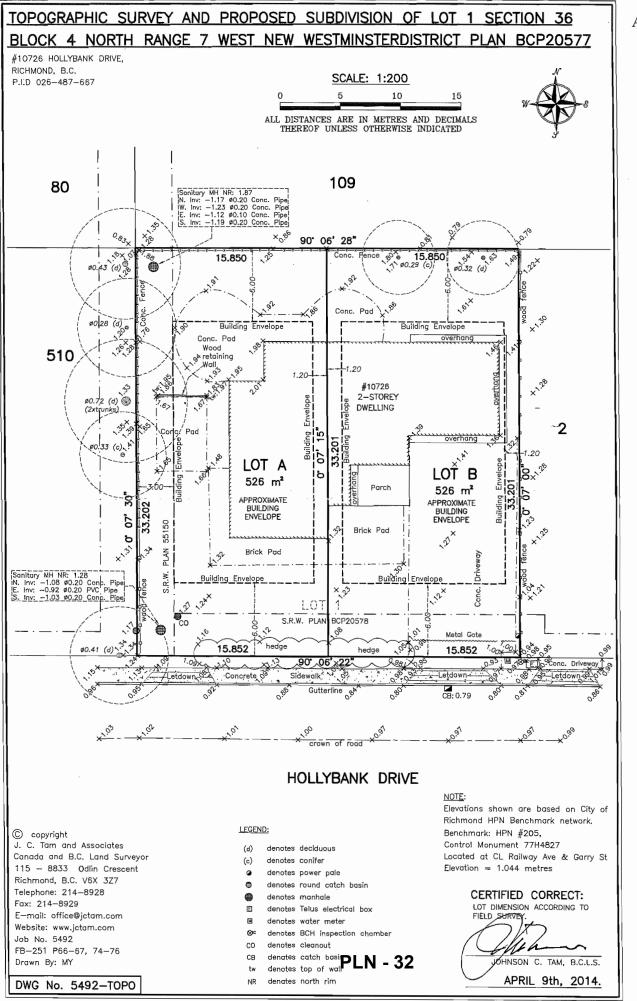
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RZ 14-663343

Original Date: 05/27/14

Revision Date:

Note: Dimensions are in METRES



ATTACHMENT 2



Development Application Data Sheet

Development Applications Division

Attachment 3

RZ 14-663343

Address: 10726 Hollybank Drive

Applicant: Li Qin Chen

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Dai En Lin/Li Qin Chen	TBD
Site Size (m ²):	1,052 m²	Proposed west lot: 526 m ² Proposed east lot: 526 m ²
Land Uses:	One (1) single detached dwelling	Two (2) single detached dwellings
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Area Plan Designation:	Single-Family	Single-Family
702 Policy Designation:	Lot Size Policy 5420	Complies with Lot Size Policy 5420
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	1	2

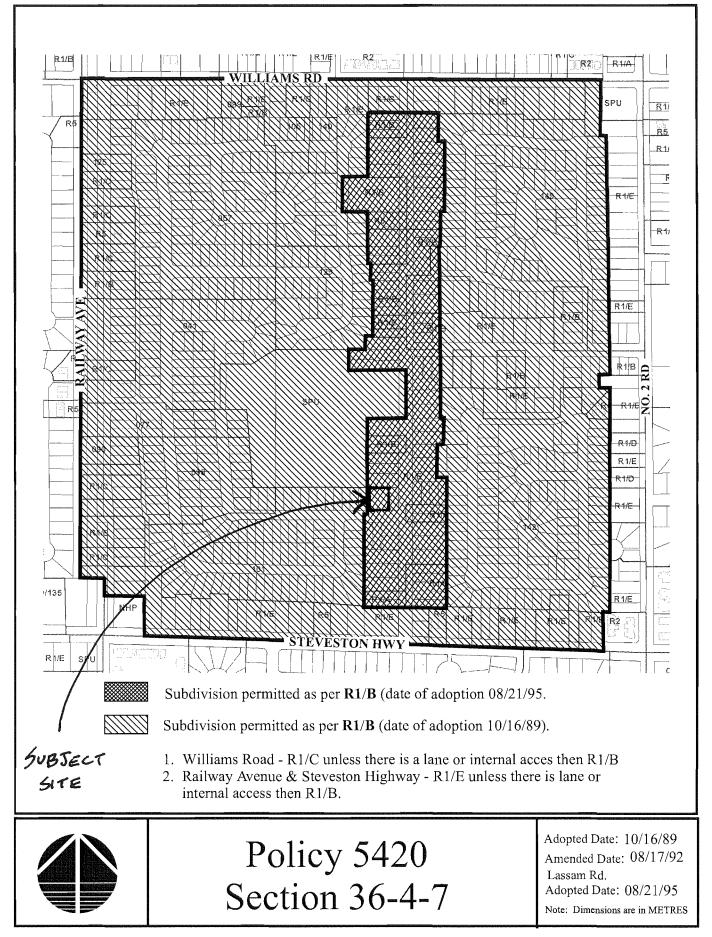
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Building, structures & non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping:	Min. 25%	Min. 25%	none
Setback – Front and Rear Yards:	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yards:	Min. 1.2 m	Min. 1.2 m	none
Height:	2½ storeys	2½ storeys	none
Lot Size:	Min. 360 m²	Proposed west lot: 526 m ² Proposed east lot: 526 m ²	none
Lot Width:	Min. 12 m	Proposed west lot: 15.9 m Proposed east lot: 15.9 m	none
Lot Depth:	Min. 24 m	Proposed west lot: 33.2 m Proposed east lot: 33.2 m	none

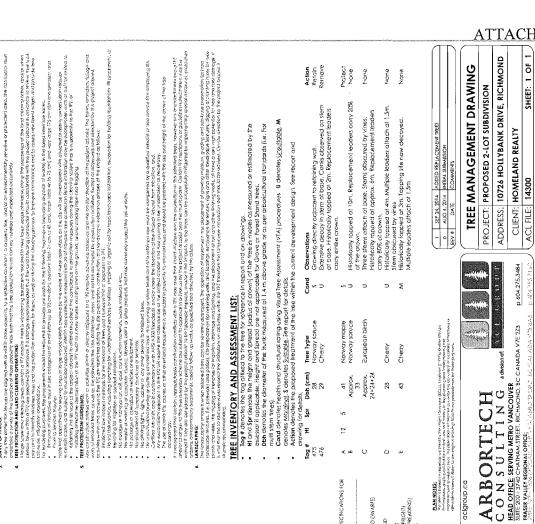
Other: _____Tree replacement compensation required for loss of significant trees.

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	City of Richmond	Policy Manual
Page 1 of 2	Adopted by Council: October 16, 1989 Amended by Council: August 17, 1992 Lassam Rd. Adopted by Council: August 21, 199	POLICY 5420 95
ile Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUART	ER-SECTION 36-4-7
POLICY 542	0:	
	g policy establishes lot sizes for the area, bou nue, Williams Road and the rear of the proper -7:	
Willia (Secti Single	properties within the area bounded by Stevest ms Road and the rear property lines of the prop ion 36-4-7), be permitted to subdivide in acco e-Family Housing District (R1/B) in Zoning and De ring provisions:	perties located along No. 2 Rd prdance with the provisions o
(a)	If there is no lane or internal road access, then p and Steveston Highway will be restricted to (R1/E);	
(b)	Properties along Williams Road will be permitte (R1/C) unless there is lane or internal road accord Housing District (R1/B) will be allowed;	
(c)	The Policy for the properties along Lassam attached map) was adopted on August 21, 1995;	
dispo less t	hat this policy, as shown on the accompanying sition of future single-family rezoning applications than five years, unless changed by the amendir g and Development Bylaw.	in this area, for a period of no
	cil adopted the above noted Single-Family Lot S ving that the western boundary of the policy area is	
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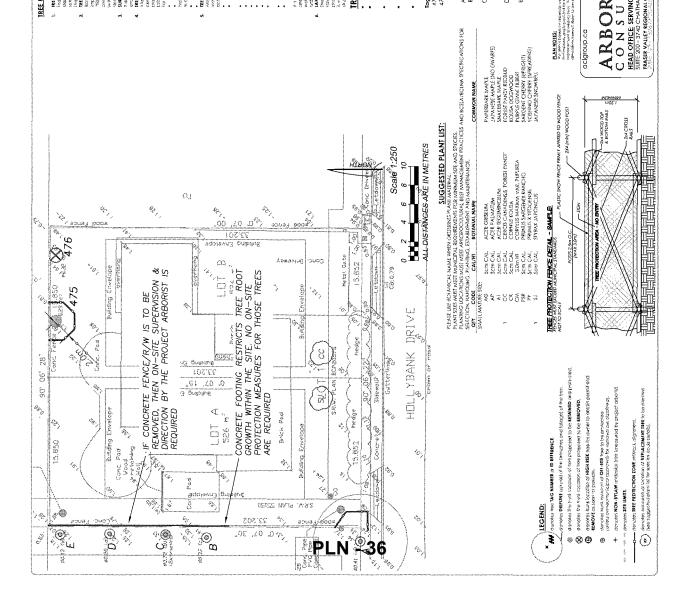
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REE PROTECTION GUIDELINES

IREE PROTECTION ZONE SETACKS: Inst free Protection Zone (197) cdgs

N



ATTACHMENT 5



Rezoning Considerations

Development Applications Division 6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 10726 Hollybank Drive

File No.: RZ 14-663343

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9196, the developer is required to complete the following:

- 1. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- 2. Submission of a Tree Survival Security to the City in the amount of \$1,000 for the one (1) tree to be retained on-site. Following completion of construction and landscaping activities on-site, the security will not be released until the applicant has submitted a post-construction impact assessment from a Certified Arborist for review by City staff.
- 3. Submission of a Landscaping Security to the City in the amount of \$1,500 (\$500/tree) to ensure that three (3) trees are planted on the proposed lots (two [2] on proposed west lot, one [1] on proposed east lot, with a minimum size of 6 cm deciduous caliper or 3.5 m high conifer).
- 4. Registration of a flood indemnity covenant on Title.
- 5. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,897) to the City's Affordable Housing Reserve Fund.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

At Demolition* stage, the developer must complete the following requirements:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

At Subdivision* and Building Permit* stage, the developer must complete the following requirements:

- 1. Payment of Servicing costs.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management
 Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and
 proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of
 Transportation) and MMCD Traffic Regulation Section 01570.
- 3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.
- 4. Complete the following service connection works:

Water Works:

 Using the OCP Model, there is 166 L/s of water available at 20 psi residual at the Hollybank Drive frontage. Based on the proposed rezoning, the site requires a minimum fire flow of 95 L/s. Once the applicant has confirmed the building design at the Building Permit stage, the applicant must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow.

• City to install a new meter on the existing 25 mm diameter water connection near the southeast property corner for the east lot, and install a new 25 mm diameter connection complete with a meter box near the property line within the sanitary ROW for the west lot. New meter box must be placed on the grass boulevard outside of the private fence at a minimum of 1 m away from driveways and paved walkways.

Storm Sewer Works:

• City to cut and cap the existing storm service connection at the IC near the southwest property corner, and install two (2) new service connections with a new IC at the common property line and tie-in to the existing storm sewer along Hollybank Drive.

Sanitary Sewer Works:

• City to remove the existing sanitary IC at the southwest corner of 10611 Lassam Road, and install a new IC and a new service connection for the east lot of the proposed subdivision, and reconnect service for 10611 Lassam Road to the new IC.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, Letters of Credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[Signed copy on file]

Signed

Date

Bylaw 9196

CITY OF RICHMOND

APPROVED by

APPROVED by Director or Solicitor



Richmond Zoning Bylaw 8500 Amendment Bylaw 9196 (RZ 14-663343) 10726 Hollybank Drive

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"SINGLE DETACHED (RS2/B)"**.

P.I.D. 026-487-667 Lot 1 Section 36 Block 4 North Range 7 West New Westminster District Plan BCP20577

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9196".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER



Report to Committee

Planning and Development Department

To: Planning Committee

From: Wayne Craig Director of Development Date: October 30, 2014 File: RZ 14-666142

Re: Application by Oris Consulting Ltd./Citymark Properties for Rezoning at 5440 Moncton Street from Single Detached (RS1/E) to Single Detached (RS2/A)

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9194, for the rezoning of 5440 Moncton Street from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.

Wayne Craid

Director of Development CL:blg Att.

REPORT CONCURRENCE					
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER			
Affordable Housing	L.	- pe Eneg			

Staff Report

Origin

Oris Consulting Ltd./Citymark Properties has applied to the City of Richmond for permission to rezone the property at 5440 Moncton Street from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/A)" zone, to permit the property to be subdivided to create three (3) lots fronting Trites Road (Attachment 1). There is currently a single detached dwelling on the property, which will be demolished. A preliminary subdivision plan of the subject site is included in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the north, immediately across Moncton Street, is the S.U.C.C.E.S.S Austin Harris Residence, a multi-unit seniors' assisted living residence on a large lot zoned "Congregate Housing (ZR4) Steveston" at 5411 Moncton Street.
- To the east, is a dwelling on a large lot zoned "Single Detached (RS1/E)" at 5460 Moncton Street, which is currently the subject of an application involving six (6) lots to rezone to a site-specific zone to create 30 single-family lots (RZ 14- 674749).
- To the south, is a dwelling on a large lot zoned "Single Detached (RS1/E)", which fronts Trites Road.
- To the west, immediately across Trites Road, is a dwelling on a large lot zoned "Single Detached (RS1/B)".

Related Policies & Studies

Official Community Plan (OCP) & Steveston Area Plan Designations

The OCP land use designation for the subject site is "Neighbourhood Residential". The Steveston Area Plan's Trites Area Land Use Map designation for the subject site is "Single-Family Housing" (Attachment 4). The Trites Area Plan envisions single-family housing fronting Moncton Street, Trites Road, and a new east-west road off Trites Road. The existing properties to the south and east of the subject site have redevelopment potential consistent with the Area Plan and will be required to provide road dedication for the new east-west road. This redevelopment proposal is consistent with the OCP designations and it does not preclude the adjacent properties from redeveloping as envisioned in the Area Plan.

Affordable Housing Strategy

For single-family rezoning applications, Richmond's Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of $1.00/\text{ft}^2$ of total building area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a contribution of \$1.00 per buildable square foot of the total buildable area to the City's Affordable Housing Reserve Fund prior to final adoption of the rezoning bylaw (i.e. \$5,980.00).

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the rezoning bylaw, the City will accept a proposal to build a secondary suite on two (2) of the three (3) lots proposed at the subject site. In this case, to ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

Public Input

Staff has not received any comments from the public about the development proposal in response to the placement of the rezoning sign on the property.

Staff Comments

Background

The subject property is located on the south side of Moncton Street, between Trites Road and No. 2 Road, in an established residential area. The neighbourhood has undergone some redevelopment through rezoning and subdivision since the mid '80's, consistent with applicable land use policies.

Trees & Landscaping

A Tree Survey and Certified Arborist's Report have been submitted by the applicant. The survey and report identify that:

- There are no bylaw-sized trees on the subject property.
- There are three (3) bylaw-sized Plum trees and one (1) undersized Japanese Maple tree located in the City of Richmond boulevard to the west of the subject property (Trees # 2-5).
- There are three (3) bylaw-sized trees on adjacent sites to the south and east (i.e., a Lebanon Cedar identified as Tree # 1, a Silver Birch identified as Tree # 6, and a Giant Sequoia identified as Tree # 7).

The Arborist's Report identifies tree species, assesses the condition of the trees, and provides recommendations on tree retention and removal relative to the development proposal. The proposed Tree Removal and Retention Plan is shown in Attachment 5.

The Arborist recommends retention of Trees # 1, 6, and 7 on the adjacent sites to the east and south. Tree protection fencing is not required for Trees # 1 and 7, as the trees are located 4.0 m away from the shared property line, outside of the tree's Critical Root Zone, and are not anticipated to be impacted by the proposed development. To ensure protection of Tree # 6, the applicant is required to:

- Install tree protection fencing on-site at a minimum distance of 1.5 m north of the south property line and 2.0 m to the east and west of the tree location. Tree protection fencing must be installed in accordance with the City's Tree Protection Bulletin (TREE-03) prior to demolition of the existing dwelling, and must remain in place until construction and landscaping on the proposed lots is completed.
- Submit a contract entered into between the applicant and a Certified Arborist for supervision of any works conducted within close proximity to the Tree Protection Zone. The contract must provide details on any building modifications that are necessary to protect the tree, and must include a provision for the Arborist to submit a post-construction impact assessment report to the City for review at future development stage. The contract is required to be submitted prior to rezoning approval.

The City's Tree Preservation Coordinator has reviewed the Arborist's tree protection recommendations with respect to the off-site trees, and has no concerns.

The applicant's Arborist recommends removal of Trees # 2 -5 on City-owned property. The trees are below the grade of the road; they have been previously topped and pruned for hydro line clearance, have buried root flare, and two (2) of the trees lean to the west. The recommendation to remove the trees is based on their current condition and the resulting impacts from the required frontage improvements along Trites Road (i.e., road widening, grade changes, sidewalk and grass boulevard installation, and new driveway crossings).

The City's Parks Operations Arborist has reviewed the applicant's Arborist's Report, conducted an on-site visual tree assessment, and concurs with the Arborist's recommendations to remove Trees # 2 -5 on City property for the reasons described. To compensate for removal of these trees, the applicant is required to submit a contribution to the City's Tree Compensation Fund in the amount of \$5,200 prior to rezoning approval.

Consistent with Council Policy 5032, which recognizes the many benefits derived from urban trees, the applicant has agreed to plant and maintain two (2) trees on each lot proposed (minimum 6 cm deciduous caliper or 3.5 m high conifer). To ensure that two (2) trees are planted and maintained on the proposed middle and south lots, the applicant is required to submit a security in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw. Suitable tree species for the proposed lots, as recommended by the project Arborist and the City's Tree Protection division staff, include: Paperbark Maple (*Acer griseum*), Japanese Snowbell (*Styrax japonica or Styrax obassia*), Serbian Spruce (*Picea omorika*), and Weeping Nootka Cypress (*Chamaecyparis nootkatensis* 'Pendula' or 'Green Arrow').

Preliminary Architectural Elevation Plans & Landscape Plan

To illustrate how the future corner lot interface (at the intersection of Moncton Street and Trites Road) will be treated, the applicant has submitted preliminary architectural plans of the proposed building elevations (Attachment 6). Prior to rezoning, the applicant is required to register a legal agreement on Title to ensure that, at future development stage, the Building Permit plans and resulting dwelling are generally consistent with the attached building design.

The applicant has submitted a preliminary Landscape Plan for the front yard and exterior side yard of the proposed corner lot (Attachment 7). Prior to rezoning, the applicant is required to submit a final Landscape Plan for the proposed corner lot, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, along with a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including fencing, hard surfaces, and installation costs). The final Landscape Plan for the proposed corner lot should include the two (2) trees proposed to be planted and maintained by the applicant and should include suitable tree species, as described in the previous section.

Flood Management

Prior to final adoption of the rezoning bylaw, the applicant is required to register a flood indemnity covenant on Title. The flood construction level is a minimum of 0.3 m above the highest elevation of the crown any road adjacent to the subject site (i.e., Trites Road).

Vehicle Access & Off-site Improvements

Vehicle access to all proposed lots is to be from Trites Road.

Prior to final adoption of the rezoning bylaw, a 4 m x 4 m corner cut road dedication is required at the northwest corner of the subject site.

Subdivision

Prior to subdivision approval, the applicant is required to:

- 1. Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charges, and Address Assignment Fees.
- 2. Enter into a Servicing Agreement for the design and construction of off-site improvements along Moncton Street and Trites Road, such as road widening, sidewalk, treed/grass boulevard installation, and upgrading of the sewer systems. Further details about the required works are included in Attachment 8.

Analysis

This development proposal is consistent with the land use designations of the OCP, Steveston Area Plan, and applicable Council policies. The proposal is compatible with the established pattern of redevelopment to smaller single-family lot sizes in the immediate surrounding

neighbourhood. The applicant has satisfied all of the application requirements to be met at this time, as identified through the review process.

Financial Impact

None.

Conclusion

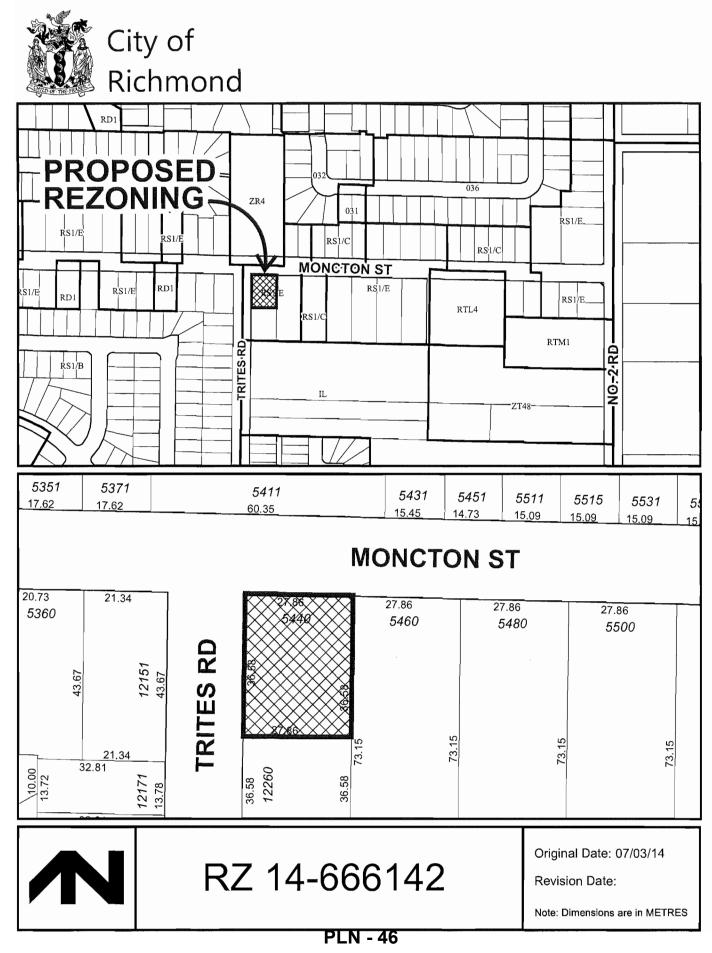
The list of rezoning considerations associated with this application is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9194 be introduced and given first reading.

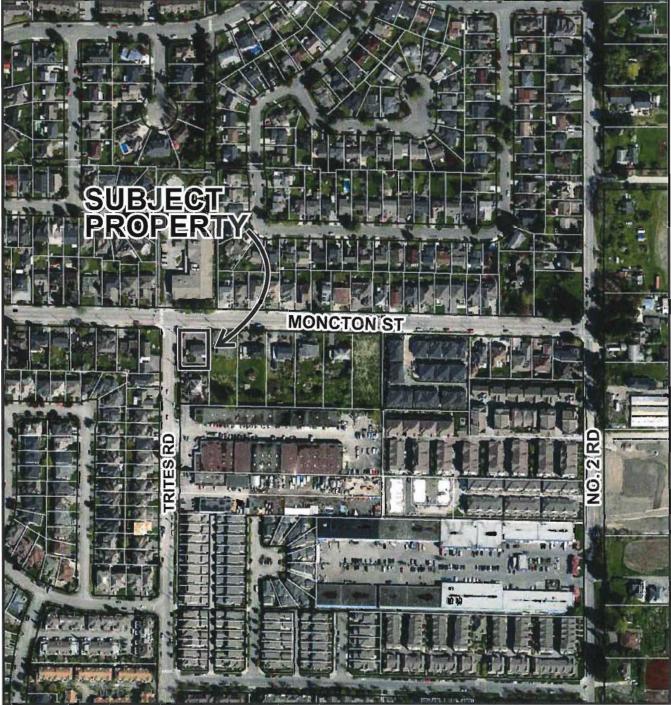
Cynthia Lussier Planning Technician (604-276-4108)

CL:blg

Attachment 1: Location Map/Aerial Photo Attachment 2: Preliminary Subdivision Plan Attachment 3: Development Application Data Sheet Attachment 4: Steveston Area Plan – Trites Area Land Use Map Attachment 5: Proposed Tree Retention Plan Attachment 6: Preliminary Architectural Elevation Plans (proposed corner lot) Attachment 7: Preliminary Landscape Plan (proposed corner lot) Attachment 8: Rezoning Considerations







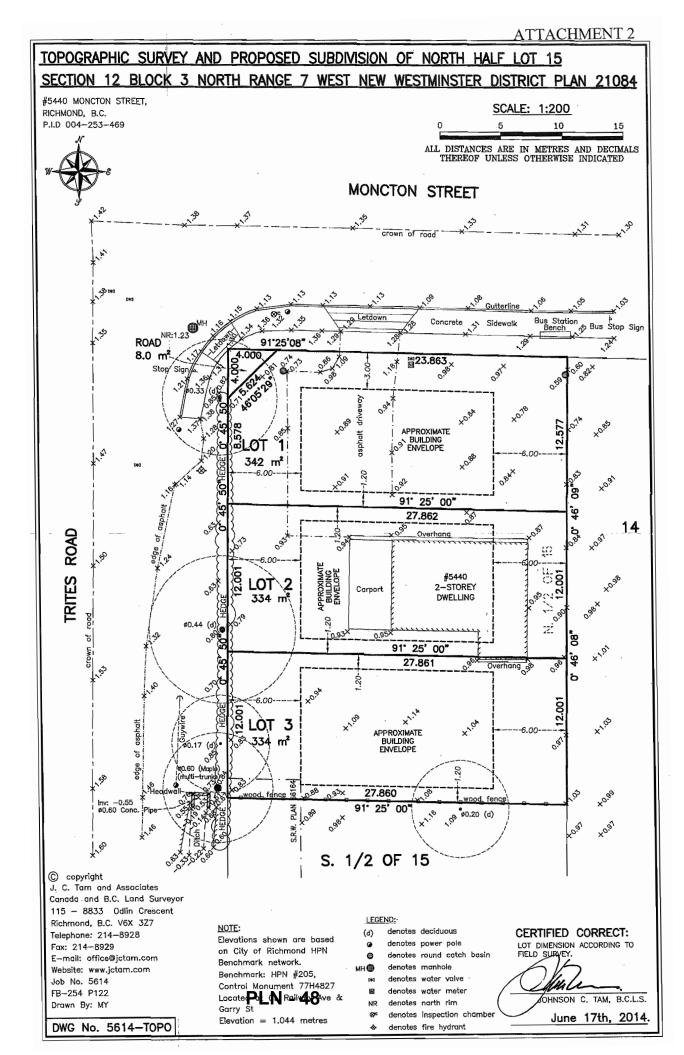


RZ 14-666142

Original Date: 07/03/14

Revision Date:

Note: Dimensions are in METRES





Development Application Data Sheet

Development Applications Division

Attachment 3

RZ 14-666142

Address: 5440 Moncton Street

Applicant: Oris Consulting Ltd./Citymark Properties

Planning Area(s): Steveston

	Existing	Proposed	
Owner:	Joe Yosuke Nishi Itoko Akune Albert Fumitake Nishi	To be determined	
Site Size (m ²):	1,018 m² (10,957 ft²)	Three (3) lots, each approximately 334 m² (3,595 ft²)	
Land Uses:	One (1) single detached dwelling	Two (2) single-family lots	
OCP Designation:	Neighbourhood Residential	No change	
Area Plan Designation:	Single-Family Housing	No change	
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/A)	

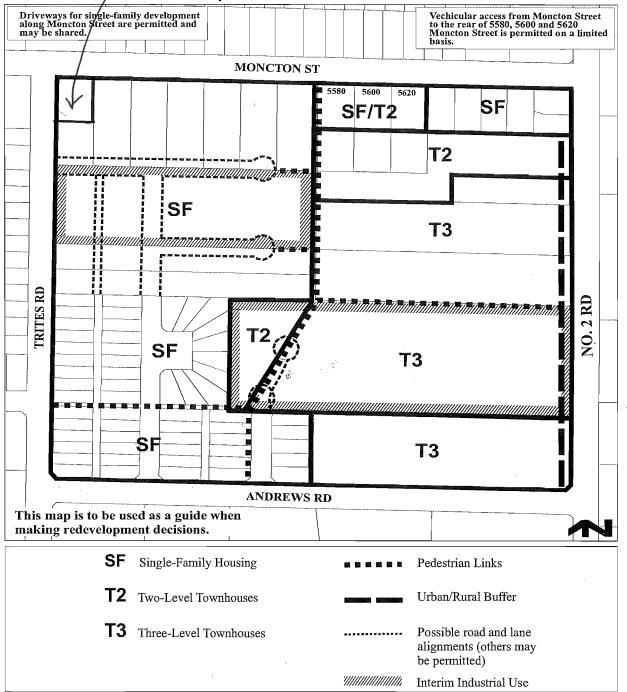
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Buildings, structures, and non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping with live plant material:	Min. 20%	Min. 20%	none
Lot Size (min. dimensions):	270 m²	Min. 334 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (m):	Min. 3.0 m	Min. 3.0 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.

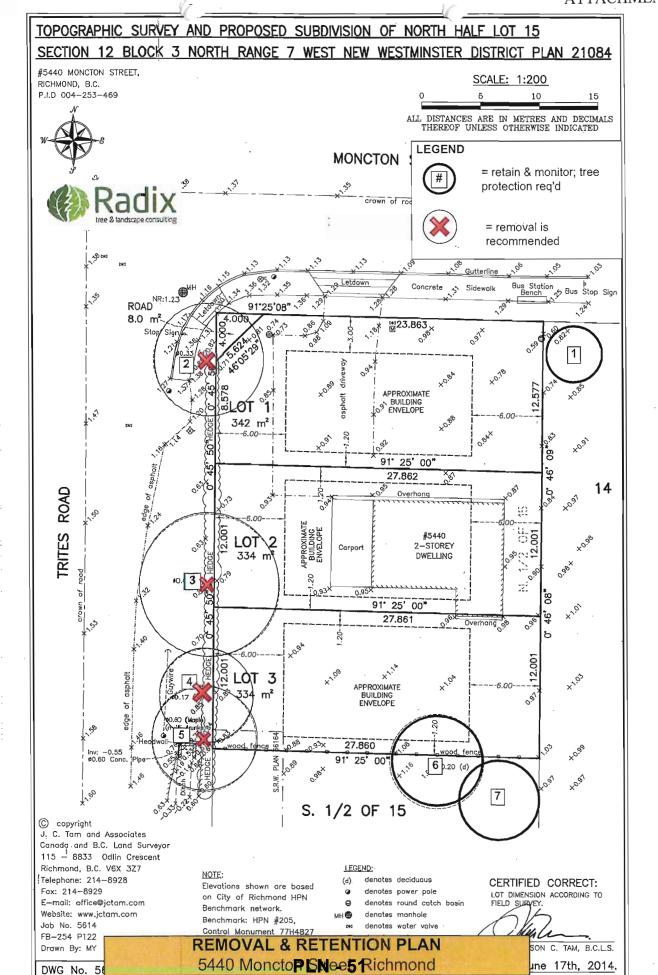
SUBJECT SHE

City of Richmond

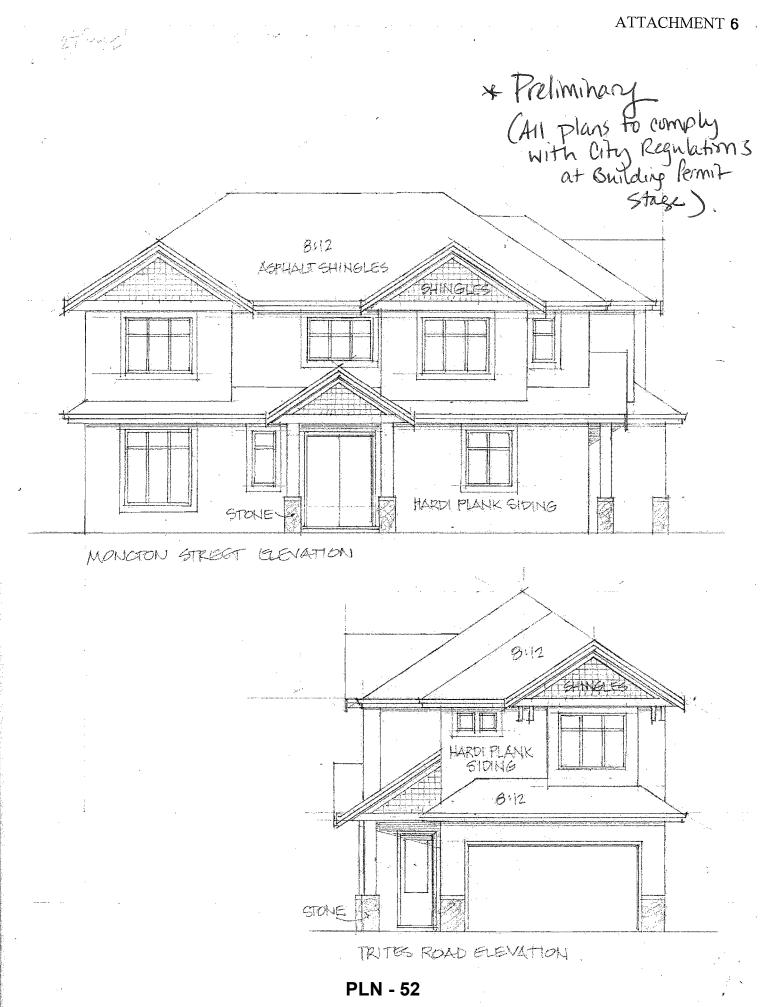
Trites Area Land Use Map



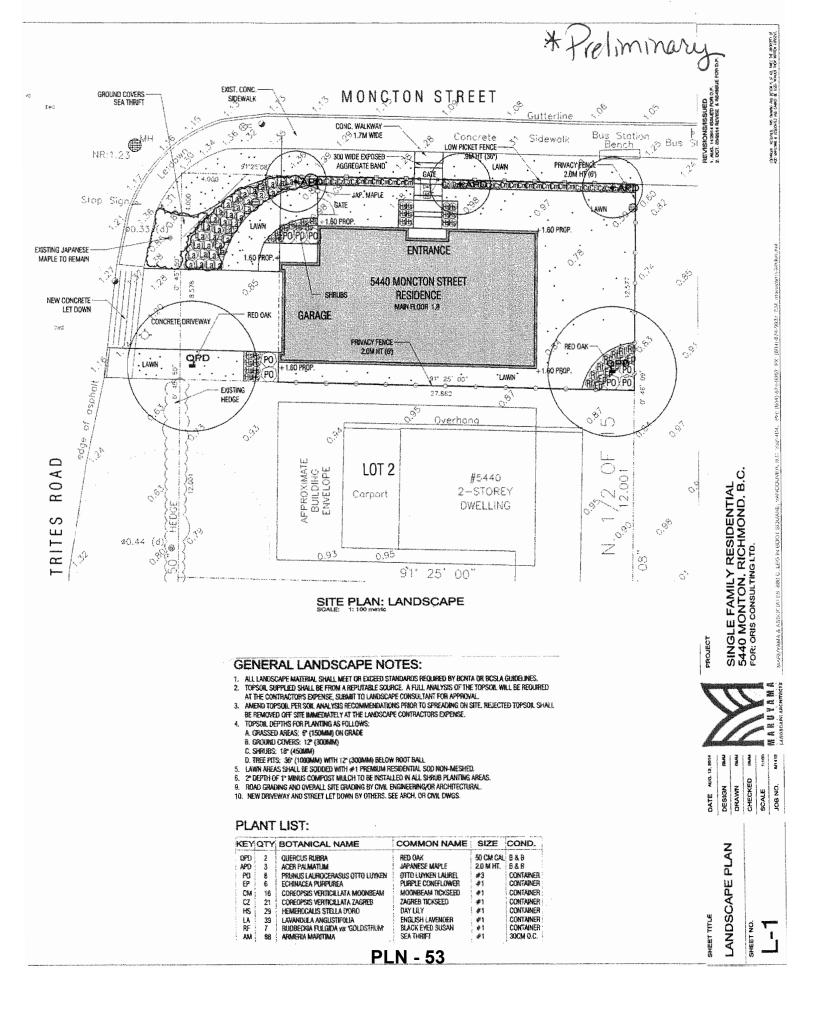
ATTACHMENT 4



ATTACHMENT 5



ATTACHMENT 7





Rezoning Considerations

Development Applications Division 6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 5440 Moncton Street

File No.: RZ 14-666142

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9194, the applicant is required to complete the following:

- 1. A 4.0 m x 4.0 m corner cut road dedication at the northwest corner of the subject site.
- 2. Submission of a Landscape Plan for the proposed north lot, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including fencing, hard surfaces, and installation costs). The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along property lines abutting roads;
 - include a mix of coniferous and deciduous trees; and
 - include two (2) trees from a list of the following suitable species, as recommended by the project Arborist and the City's Tree Protection Division staff (min. 6 cm deciduous caliper or 3.5 m high conifer): Paperbark Maple (Acer griseum), Japanese Snowbell (Styrax japonica or Styrax obassia), Serbian Spruce (Picea omorika), and Weeping Nootka Cypress (Chamaecyparis nootkatensis 'Pendula' or 'Green Arrow').
- 3. Submission of a Landscaping Security to the City in the amount of \$2,000 (\$500/tree) to ensure that two (2) trees are planted and maintained on each of the proposed middle and south lots (min. 6 cm deciduous caliper or 3.5 m high conifer). Suitable tree species for the proposed lots, as recommended by the project Arborist and the City's Tree Protection division staff, include: Paperbark Maple (*Acer griseum*), Japanese Snowbell (*Styrax japonica or Styrax obassia*), Serbian Spruce (*Picea omorika*), and Weeping Nootka Cypress (*Chamaecyparis nootkatensis* 'Pendula' or 'Green Arrow').
- 4. Submission of a contribution to the City's Tree Compensation Fund in the amount of \$5,200 for the planting of replacement trees within the City.
- 5. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any works conducted within close proximity to the tree protection zone of the Silver Birch tree on the adjacent property to the south at 12260 Trites Rd (Tree # 6). The Contract should include: details on any building modifications that are necessary to protect the tree, the scope of work to be undertaken, the proposed number of monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- 6. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments to the City's Affordable Housing Reserve Fund (\$5,980.00).

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on two (2) of the three (3) lots proposed at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

- 7. Registration of a flood indemnity covenant on title.
- 8. Registration of a legal agreement on title to ensure that, at future development stage, the Building Permit plans and resulting dwelling are generally consistent with the building design shown in Attachment 6.

PLN - 54

Initial:

Prior to demolition*, the applicant must complete the following:

• Install tree protection fencing on-site around the dripline of the Silver Birch tree (Tree # 6) located on the adjacent property to the south at 12260 Trites Road, at a distance of 1.5 m north of the south property line and 2.0 m to the east and west of the tree. Tree protection fencing must be installed in accordance with the City's Tree Protection Bulletin (TREE-03) prior to demolition of the existing dwelling, and must remain in place until construction and landscaping on the proposed lots is completed.

At subdivision* stage, the applicant must complete the following:

- Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charges, and Address Assignment Fees.
- Enter into a Servicing Agreement* for:
 - a) Undergrounding private utility service lines/wires for the proposed three (3) lots. The applicant is to coordinate with private utility service providers to achieve these requirements. The same applies if the applicant wishes to relocate or modify any existing power poles and/or guy wires within the Moncton Street or Trites Road frontages.
 - b) The design and construction of frontage improvements on Moncton Street. The required work is to include, but is not limited to:
 - i. Removal of the existing driveway crossing on Moncton Street.
 - ii. A 1.5 m wide concrete sidewalk at the north property line of the subject site, with the remaining boulevard to the curb to be a treed/grass boulevard (note: the exact boulevard width is to be determined at the Servicing Agreement review stage).
 - iii. A concrete pad for an accessible bus stop at the existing eastbound bus stop in front of the northeast corner of the subject site on Moncton Street.
 - c) The design and construction of frontage improvements on Trites Road. The required work is to include, but is not limited to:
 - i. Road widening along the subject site frontage to provide 11.2 m wide pavement (curb face to curb face). The road widening is to include any transitioning works (20:1 taper) to connect to the existing pavement south of the subject site. A minimum offset of 0.9 m is to be achieved between the new east curb and any existing power poles.
 - ii. A 1.5 m wide concrete sidewalk at the west property line of the subject site, with the remaining boulevard to the new east curb on Trites Road to be a treed/grass boulevard (note: the exact boulevard width is to be determined at the Servicing Agreement review stage). The frontage works are to provide a transition to the existing frontage treatments south of the subject site.
 - iii. Installation of a single-shared driveway crossing to Trites Road, centered at the proposed common property line of the proposed north and middle lot (6.0 m wide at the property line, with 45 degree flares, and 0.9 m wide offsets at the curb).
 - iv. Installation of a driveway crossing to Trites Road for the proposed south lot (4.0 m wide at the property line, 0.9 m wide offsets at the curb, with no flares required).
 - d) The design and construction of the water, storm, and sanitary works and connections, as follows: *Water Works*
 - i. No water main upgrade is required.
 - ii. The City is to disconnect the existing 20 mm water connection on Moncton Street, and install three (3) new 25 mm diameter water connections, complete with meter boxes at the property line fronting Trites Road.

Storm Sewer Works

- iii. Upgrade approximately 38 m of the existing 450 mm diameter storm sewer along the Trites Road frontage to 900 mm diameter. Details are to be finalized in Servicing Agreement designs.
- iv. The City is to cut and cap the existing storm inspection chamber and connection near the northwest corner of the subject property, and also cut and cap the existing storm inspection chamber and connection near the middle of the property line on Trites Road.
- v. The City is to relocate the existing storm inspection chamber at the northeast corner of the subject property onto the City boulevard and reconnect services for the proposed north lot and 5460 Moncton Street. The City is to install a new inspection chamber and two (2) new service connections at the common property line between the proposed middle and south lots.
- vi. Site drainage must be directed towards the existing and new inspection chambers fronting Moncton Street and Trites Road to prevent storm water from ponding on the boulevard, road and driveways.

Sanitary Sewer Works

vii. The applicant is to replace the existing inspection chamber in the statutory right-of-way (SRW) with a new manhole placed inside the development's property, install a new service connection for the proposed south lot, and reconnect service for 12260 Trites Road. From the new manhole, install a 150 mm diameter sanitary lateral to the common property line between the proposed north and middle lots, complete with a new inspection chamber and two (2) service connections. Details are to be finalized in Servicing Agreement designs.

Note: a new SRW is required along the west property line to 1.5 m north of the common property line between the proposed north and middle lots to accommodate the new sanitary infrastructures described above.

Note: additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

At Building Permit* stage, the applicant must complete the following:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(signed original on file)

Signed

Date

Bylaw 9194

CITY OF

APPROVED

APPROVED by Director or Solicitor



Richmond Zoning Bylaw 8500 Amendment Bylaw 9194 (RZ 14-666142) 5440 Moncton Street

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "SINGLE DETACHED (RS2/A)".

P.I.D. 004-253-469 North Half Lot 15 Section 12 Block 3 North Range 7 West New Westminster District Plan 21084

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9194".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER